

An Environmental Planning Perspective of the USMC Buildup on Guam



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Conservation, Development and Mission

- **Conservation** – Managing Resources to Support the Existing and Future Mission
- **Development** – From Planning to Avoid, Minimize and Mitigate Potential Impacts of Growth to Implementation
- **Mission** – Future Establishment of Marine Corps Base Guam and Implementation of Environmental Work During Construction and Beyond

Conservation

Integrated Natural Resource Management Plan – Per the Sikes Act, effective implementation can prevent designations of critical habitat, which could restrict existing military mission. Sikes Act promotes opportunities to work with GovGuam, University of Guam and other non-profits on conservation work.

Integrated Cultural Resource Management Plan – Implementation is mandated under the National Historic Preservation Act (NHPA) and other requirements; outlines a management program that emphasizes preservation of historic properties, historic data collection and evaluation, and continuing engagement with the SHPO and public.

Conservation (continued)

Endangered Species Act (ESA): If a land manager does not collect information on uncommon or rare species within their footprint, this may result in species inadvertently listed under ESA.

National Historic Preservation Act: If a land manager does not collect information on cultural resources within their footprint, this may result in future construction or activities being delayed or canceled due to inadvertent discoveries of remains or artifacts.

Conservation (continued)

Endangered Species Act (ESA): Prioritizing reuse of existing developed footprint leads to less likelihood that future consultations will involve adverse effects to listed species. A larger inventory of conserved habitat ensures that listed species have a greater chance for recovery with appropriate investments.

National Historic Preservation Act: The 2011 Programmatic Agreement process and public concerns with the proposed firing range alternative near the Pågat area led to a new look at Surface Danger Zones and impact to lands outside federal jurisdiction. As a result the Navy re-sited the firing ranges at AAFB Northwest Field, limiting direct impacts to federal lands.

Development: Planning

Identify the Broad Requirements

Identify site selection criteria early

- What are the space/operational needs of the new development?
- Developed Conceptual Plans for Development (e.g. Traffic, Utilities, Building Layouts)
- Formalized in Description of Proposed Action and Alternatives under NEPA

Engage with regulatory and resource agencies

- Consult/coordinate on direct and indirect impacts to resources under agency jurisdiction and to establish future process of engagement

Engage with the host community

- Provisions to ensure public participation and consideration of public input for proposed development are typically required under both federal and local law.

Development: Review Avoidance, Minimization and Mitigation

Key Differences Between 2010 Final EIS and 2015 Final SEIS

2010 Final EIS

2015 Final SEIS

Approximately 8,600 Marines and 9,000 dependents relocating over 5 years

Relocated Population

Approximately 5,000 Marines and 1,300 dependents relocating over 12 years

7-year intense construction boom followed by sharp decline

Construction Period

13-years of moderate construction activity with gradual phase out

More than 79,000 new Guam residents at peak

Peak Population Increase

Less than 10,000 new Guam residents at peak

More than 33,000 additional Guam residents

Steady State Population Increase

Approximately 7,400 additional Guam residents

2,580 acres at Finegayan preferred alternative

Project Area: Cantonment

1,723 acres at Finegayan/AAFB preferred alternative

Acquisition of 688 acres of non-federal land at Finegayan preferred alternative

Land Acquisition: Cantonment

No land acquisition at Finegayan/AAFB preferred alternative

5,529 acres for Route 15 preferred alternative (4,439 acres in SDZs, mostly over ocean)

Project Area: LFTRC

3,957 acres for Northwest Field preferred alternative (3,701 acres in SDZs, mostly over ocean)

Acquisition of more than 1,000 acres of non-federal land at Route 15 preferred alternative

Land Acquisition: LFTRC

No land acquisition at Northwest Field preferred alternative

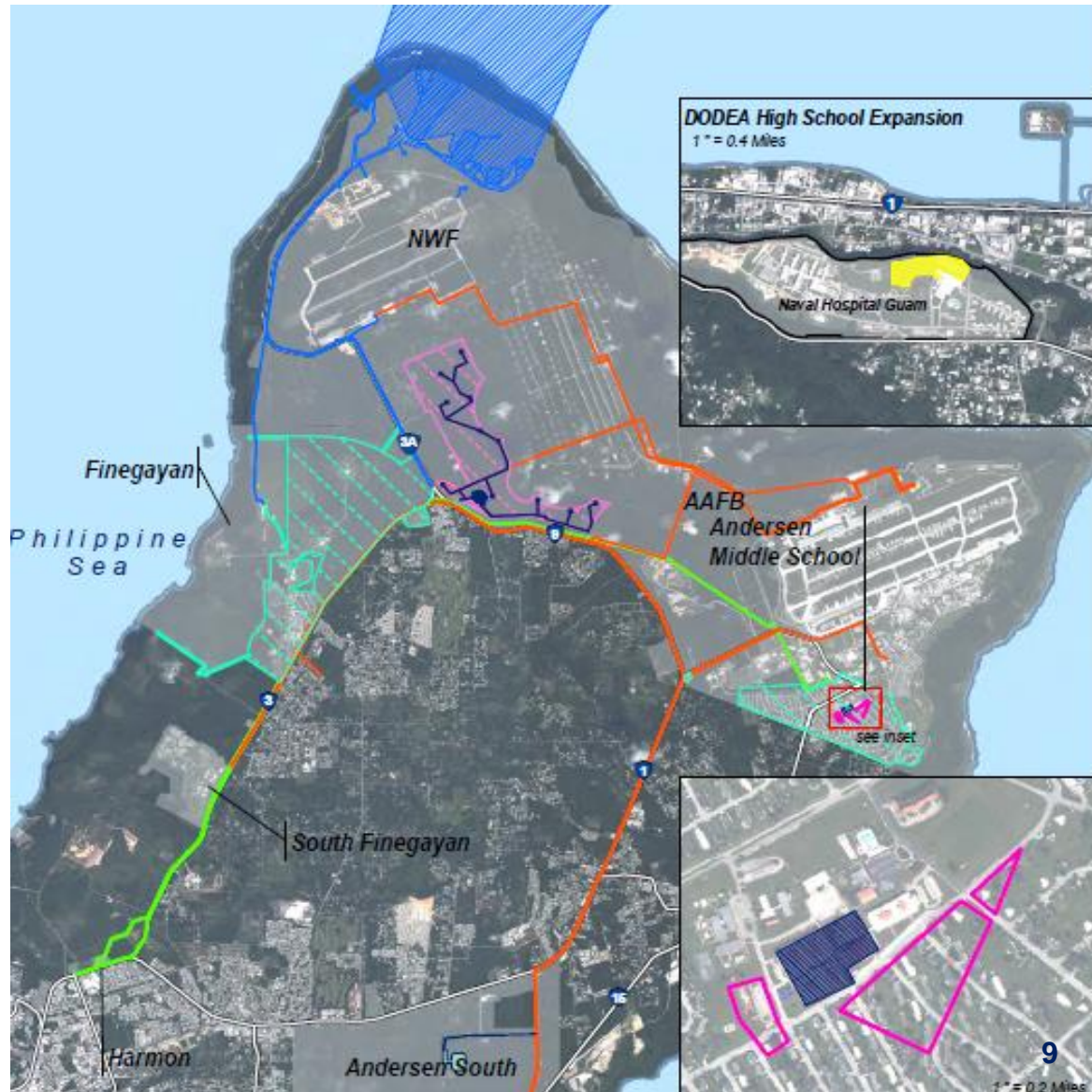
Development: Implementation

- Create master list of Environmental Mitigations and Best Practices
- Environmental requirements applicable to construction must be built into enforceable mechanisms (i.e. contracts).
- Monitor compliance
- Meet with key regulatory/resource agencies
- Keep track and place controls on physical footprint of development

Mission: Looking Ahead

“Ensure that the relocated Marines are organized, trained, and equipped as mandated ...”

“...satisfy individual live-fire training requirements and establish an operational Marine Corps presence on Guam.”



Principles for Design

Master Plan design principles will result in a compact base that meets operational needs while minimizing use of resources and space.

Buildings

- Mixed Use
- Multi-Story
- Flexible Design
- Identifiable Entry Ways
- Roof-Mounted Photovoltaics
- Tropical Architectural Style
- Front Porches
- Open Visibility
- Maximize Renewable Energy Opportunities
- Convenient Access
- Consistent Architectural Style
- Sustainable Design

Layout and Organization

- Transit Stops/Transit Oriented
- Street Trees and Shade
- Hidden Utilities
- Compact Development
- Infill Development
- Live Where You Work
- Walkable
- Consolidated Training Areas
- Mixed Land Uses
- Integrated Community
- Town Center
- 1/2 mile/ 10 Minute Walking Distances

Amenities

- Community Support Facilities
- Connected Campus
- Shared Courtyards
- Accessible Shops and Restaurants
- Functional Relationships
- Landmarks
- Main Street Pedestrian Corridor
- Limited Vehicle Traffic in Community Center
- Removable Bollards

Connectivity and Open Space

- Reservations for Future Growth
- Buffer Between Uses
- Increased Density at Core
- Sustainable Landscape Elements
- Water Features/LID Stormwater
- Native Vegetation
- Connected Open Spaces
- Engaging Open Space
- Defined Gathering Areas
- Views
- Covered Walkways
- Planted Medians
- Street Lighting
- Reduced and Hidden Parking
- Bike Parking

More Partnering and Work Ahead

We look forward to continued coordination with GovGuam agencies on regulatory, public works and utility matters, among others. This ensures that we address local requirements.

